

	<p>Derek Dobratz Lessee (s), jointly and severally, that Lessor does hereby Lease to.</p> <p>Angela N Lehmkuhl and Milwaukee</p>
Premises	<p>Leasee the following described premises in the State of Wisconsin, County of Milwaukee</p> <p>To-wit: 5615 W Lloyd Street the term and rent described above. The rent shall be paid on the FIRST</p>
Term	<p>DAY OF EACH MONTH during the term hereof with the first payment due and owing on the 1st day of July 2017</p>
Rent	<p>If this is a month-to-month lease or if by operation of the terms hereof a month-to-month tenancy is created hereunder, Lessee agrees not to vacate premises during the months of November, December, January, February and March. If Lessee vacates in violation hereof, it will be treated as a SUBLEASE (see page 2). Rent shall be payable without demand, counterclaim, deduction or set off.</p> <p>In the event Landlord receives the rent after the 1st day of the month the Tenant shall pay a late fee of \$15.00 per day. If Lessee fails to pay the additional rent or the bank's service charge referred to on page two, Lessor has the option to deduct said amounts from Tenant's Security Deposit.</p>
Garage Rent	<p>Lessee agrees to pay an additional \$ <u>0</u> per month for the use of <u>2</u> garage space(s), number(s) <u>N/A</u></p> <p>This charge shall continue until the termination of the subject apartment lease. It is understood by the Lessee that garage floors are often wet or icy and the Lessee will take the appropriate cautionary steps to avoid personal injury or loss/damage to personal property. It is also understood by the Lessee that security is a problem with apartment garages. Personal property stored in the areas is done so at the sole risk of the Lessee. Lessee agrees to maintain garage stall and clean up any oil spills and drippings from vehicles in garage or on parking lot.</p>
Parking	<p>Lessee agrees not to restrict Emergency vehicle access. All Lessee's visitors shall park on the municipal street. Lessee agrees NOT to keep unlicensed and/or non-operating vehicles on the premises. Tenants with unauthorized vehicles will be charged an additional \$150.00 for each month the vehicle is kept on premises regardless of the number of days in the month the vehicle is there.</p>
Residents	<p>There shall be no more than <u>2</u> Adult(s) and <u>1</u> children living in the premises during Lessee's tenancy.</p>
Place of Payment	<p>Payments hereunder are to be made at: <u>MLS Holdings, L.L.C., PO Box 26803, Wauwatosa, WI 53226-0803</u></p> <p>Lessor's business address, or such other place as Lessor shall designate in writing. Notices and papers for Lessor may be sent to the same address.</p>
Heat & Utilities	<p>Lessee is to furnish heat at his/her expense. If Lessee is responsible for furnishing. Lessee agrees to maintain a reasonable amount of heat in cold weather to prevent damage to water pipes, etc. Should any damage occur because of Lessee's failure hereunder, Lessee shall be held responsible for damage. Lessee is responsible for his/her own gas, electric, water/sewer, cable TV and telephone bills.</p>
Renewal Shortened Term	<p>The renewal of this lease is not automatic and tenancy beyond the term hereof shall be on a month-to-month under the terms and conditions of this lease. The term of this lease may be shortened in the event the premises are sold if the new owner provides Lessee at least 60 days notice of termination of tenancy.</p>
Vacating	<p>A FULL TWO (2) MONTH WRITTEN NOTICE is required prior to vacating under any circumstances. Notice must be received on or before the first day of the month in which you intend to give notice. Checks for the last 2 months rent must accompany your notice. The last months rent check may be dated the 1st of the month of your last months occupancy. Lessor agrees not to deposit this check until it's actual due date.</p>
Cleaning Fee	<p>Lessee agrees to prepay a nonrefundable cleaning fee in the amount of \$ <u>0</u> which will be used to clean the Lessee's unit once they vacate the premises. This does NOT include special charges (page 2).</p>
Security Deposit	<p>Lessee agrees that the security deposit and cleaning fee in the amount set forth above shall be held by Lessor and may be commingled with Lessor's operating funds; Lessee waives interest on security deposit, cleaning fee and on any prepaid rent. The SECURITY DEPOSIT IS NOT RENT and Lessee may not use it as rent, but is a deposit which will be returned to Lessee after he vacates premises and returns all keys to Lessor; <u>premises must be left in clean condition and ready for the next occupant</u>. By "clean condition and ready for the next occupant" is meant clean and the better of: (1) the condition of the premises when turned over to Lessee, or (2) the condition of the premises following the completion of any work performed by either party to improve the premises (normal wear and tear excepted). Lessee agrees to the assignment of security deposit to new owner in the event of the sale of the property. All sums due under the lease may be off set against security deposit. Lessee agrees to keep current a security deposit held by Lessor in an amount equal to one month's rent.</p>
Rent Adjustments	<p>Lessor reserves the right to adjust the rent on a semi-annual basis not to exceed an increase of <u>5%</u> of the gross monthly rent being paid at time of increase.</p>
Lessee's Property	<p>Lessee is responsible for insuring his personal property and expressly waives any claim against Lessor for loss or damage thereto by reason of fire, theft, act of God or other cause (other than Lessor's conscious act or active negligence).</p>

of this lease. In such event, Lessee shall also pay any other actual costs of the re-rental including advertising.
AL DD \$50.00 for cleaning each of Lessor's appliances left dirty by Lessee.
AL DD \$150.00 per room for carpet cleaning if Lessee has failed to have all carpets cleaned upon vacating.
AL DD \$150.00 additional monthly rent for each vehicle over 2 kept on premises. Vehicles include boats, trailers, trucks, etc.

Pets/Animals Lessee shall not keep in or about said premises any live animals, reptiles, or birds without the express written consent of the Lessor as set forth on an executed lease addendum. If an unauthorized pet is discovered, the Lessee agrees to pay additional rent of **\$30.00** per month commencing on the first day of the term of this lease, regardless of the time the pet first came to the premises.

Lessee has Examined premises Lessee has examined and knows the condition of the premises and has received the same in good order and repair except as otherwise noted and endorsed by both parties in writing and no representations to the condition or state of repair thereof have been made by Lessor except as noted and endorsed by both parties in writing. Lessee shall have seven days after the beginning of occupancy to advise Lessor of any damages which existed prior to his/her occupancy. Such notification shall be in writing.

Lessee's Duties Lessee agrees to assume the following duties: (1) to notify Lessor (NOT a tradesman working for Lessor) of needed repairs and to do so in writing, except for emergencies; (2) to allow Lessor to enter premises at reasonable times on reasonable notice to check for and make repairs and to show premises to others wishing to rent or buy same; (3) to use the premises only for lawful residential purposes; (4) to obey all lawful orders, rules and regulations of all government authorities; (5) to leave all alterations or improvements to the premises for Lessor's benefit; (6) NOT to assign this lease or SUBLET premises without prior consent of Lessor; (7) to obey and abide by the Rules and Regulations printed on the following pages hereof which are part of this lease as though fully set forth herein.

Smoke Detector Lessee agrees to be responsible for maintaining the smoke detector and it's battery.

Breach of Lease In the event Lessee violates any of the terms of this lease, Lessor may serve the statutory **five or 14 day notices** as though Lessee's tenancy was a tenancy for one year or less. In the event Lessee is evicted for failure to abide by the terms of this lease, he/she shall remain liable for all rental loss through the end of this lease as well as advertising costs and re-rent fees defined above.

Termination After Lessee leaves the premises, he/she shall be liable for the premises as though still in possession for all damages thereto until he/she has delivered the keys and remote garage door opener(s) to Lessor. The burden of proof of delivery of such keys and remote garage door opener(s) is on Lessee.

Waiver In the event either party defaults on any requirement of this lease and the other party fails to act on account of that default, the failure to act (waiver) shall relate only to the specific act of default. One or more such failures to act (waivers) by either party shall not constitute an amendment of this lease or an indication that later defaults shall result in a similar failure to act (waiver).

Application If Lessee makes representations to Lessor on a rental application or otherwise which induce Lessor to enter into this lease and Lessor thereafter discovers one or more material falsehoods in said representations, Lessor may cancel and rescind this lease upon written notice as though this was a month-to-month tenancy.

Terms The terms "Lessor" and "Lessee" as used herein shall be taken to mean singular or plural, masculine or feminine, as the case may be, and the provisions hereof shall bind all parties, their heirs, successors and assigns.

Copy Lessee acknowledges that he/she has read and understands all pages of this document and has received a copy of it.

Special Lessee responsible for removing snow and mowing the lawn. Responsibilities will be shared with the tenant below.
The tenant at 5613 W Lloyd will start and rotate with 5615 W Lloyd starting when snowfall reaches 1 inch or more.
Mowing will start the last weekend in April and end the last weekend in November and rotate weekly. If Lessee
receives notice from lessor that their responsibilities have not been fulfilled and improvements are not made
there will be a \$25 charge for each occurrence thereafter. Lessee responsible for keeping floor and stairs clean.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the lease date written above.

Lessor:



Date:

5/22/17

Lessee:



(SEAL)

(SEAL)

II Exterior Maintenance:

Lessee agrees to help remove snow and salt the sidewalk running in front of the building, walkways and steps leading up to the building, and the driveway/cement slab leading up to the garage. Lessee also, agrees to help trim grass and to remove leaves in yard.

III Noise:

- A. Lessee agrees to not disturb their neighbors and other Lessees and to keep the volume of radios, stereos, and TV's at a decibel level that cannot be heard in an adjoining apartment.
- B. Lessee with children agree to not allow their children to play in the common halls of the building.
- C. Lessee agrees not to carry on conversations in a shouting manner that will disturb their neighbors.
- D. In the event the Landlord is contacted more than once regarding noise disturbance, Lessee will be responsible to pay a **\$75.00** fine, which will be added to their monthly rent following the occurrence.
- E. Lessee agrees not to carry on conversations in a shouting manner that will disturb their neighbors.

IV Painting Decoration:

Lessor MUST approve all painting (including colors) IN ADVANCE.

- A. Natural woodwork will NOT be painted under any circumstances: paint drops and splatters will be removed immediately and completely.
- B. Latex flat paint will be used on walls and ceilings in all rooms except bath and kitchen; semi-gloss will be used on walls in kitchen and bath.
- C. Under no circumstances will Lessor provide painting equipment (brushes, rollers, pans, etc.). These are to be provided by the Lessee.
- D. Paint is expected to last 3 years. Should the apartment require repainting at time Lessee vacates due to smoking, cooking fumes, hand prints and other marks and stains, Lessee agrees to pay for painting required with less than one year of occupancy, 2/3 of cost for less than two years occupancy, and 1/3 of cost for less than three years occupancy. Average cost of painting: **\$1000.00**

V Maintenance:

- A. Under Wisconsin law, Tenants are responsible for minor repairs and for all repairs necessitated by their negligent actions, Lessee shall be so liable.
- B. Lessee is responsible for keeping the common areas, yard, and parking lot neat and free of their refuse and trash.
- C. Any human/animal excrement or other debris not removed by Lessee will result in a **\$75.00** fine, which will be added to their monthly rent following the occurrence.
- D. Lessee with children shall keep all toys and bikes out of the common hallways and basement; and off of the yard, driveways, and parking lots when not in use by their children.
- E. Lessee shall keep the premises in a neat and rentable condition at all times.
- F. Lessee shall not drive nails, tacks, screws or apply other fasteners on or into any of the walls, ceilings, floors or woodwork of said premises or allow the same to be done without written consent of Lessor, Lessee agrees to be responsible for any damage done and pay for same.

VI Property left on premises:

Any property or garbage Lessee leaves on the premises after vacating may be considered to be abandoned and may be disposed of by Lessor without liability. Lessee shall remain liable and reimburse Lessor a minimum of **\$75.00** for the cost of such removal, storage or disposal which will be taken out of Lessee's security deposit.

VII Locks, Keys, Entry:

Locks will not be changed or added without Lessor's permission. Lessor is to be given a copy of new lock key and Lessee authorizes Lessor to enter premises in an emergency. If damage results to the premises because Lessor was not provided a key to new or added locks, Lessee agrees to pay for repairs of said damage.

VIII Absence:

Lessee shall notify Lessor if Lessee leaves the premises for a period in excess of **seven days** and shall leave a timed lighted lamp in the living room during any absence in excess of 48 hours.

IX Appliances:

If Lessor provides appliances, they are provided for Lessee's convenience ONLY and shall not be considered part of the premises for rental purposes. Lessee shall clean appliances thoroughly, including refrigerator heat exchanger and back of the range, all prior to vacating the premises. Lessee agrees to clean refrigerator heat exchanger on a monthly basis.

X Fire Hazards:

Lessee shall do nothing which increases the risk of fire or explosion or which will affect the validity of the Standard Fire Insurance Policy of the State of Wisconsin. Lessee agrees not to store personal property out side their locker in the basement and not to store any flammable materials in their locker, including gasoline, kerosene, lighter fluid, paint thinner, paints that contain petroleum distillate, etc.

XI Locker and Basement:

Any locker, storeroom, wash machine, dryer, or storage space on the premises used by the Lessee is furnished gratuitously and is NOT a part of the leased premises. The Lessor shall not be responsible for any loss or damage to any properties or to any person making use of the same. Lessee making use of such space does so at his own risk.

XII Additional Rules:

Lessor shall have the right to make other reasonable rules and regulations as may, in its judgment, be necessary for the administration, safety, care and cleanliness of the property.

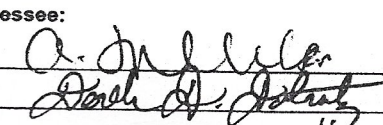
Lessor:



(SEAL)

Date: 5/22/17

Lessee:



(SEAL)

(SEAL)